

**Town of North Smithfield Planning Board
Kendall Dean School, 83 Green Street
Thursday, February 2, 2012, 7:00 PM**

The Chair called the meeting to order at 7:00 pm.

1. Roll Call

Present: Chair Lucien Benoit, Dean Naylor, Alex Biliouris, Gene Simone, Art Bassett, Mali Jones, Gene Currie. Also present were Town Planner Bob Ericson and Town Solicitor Rick Nadeau.

2. Approval of Minutes: January 5, 2012

Mr. Simone made a motion to approve the minutes of January 5, 2012 as corrected. Mr. Biliouris seconded the motion, with all in favor.

3. Dowling Village: Review of remaining easements, purchase options, blasting issues and inspection deficiencies with possible vote or other action

Attorney John Mancini addressed the Board regarding some recent developments at Dowling Village. He gave a very brief background of the project. He then updated the Board on three issues: the status of

options and easements in the continuing development, the status of a flooding complaint from a Woonsocket resident, and plans for removing debris left from construction of Walmart.

He listed lots that have option agreements and that the purchase of the properties is contingent on triggers, typically final closings with tenants. One of the lots will likely close in the next week. Everything is up to date and in position once the triggering occurs.

With regard to blasting, Mr. Mancini stated that all work was done following the detailed plan and has not deviated from the blasting plan that was part of the plan approval. There is blasting remaining as part of Phase 2 and Phase 3, but that will occur further from residences than the previous blasting. The Chair asked about a request from Brian Bucci to extend the times of blasting. Mr. Ericson stated that he had talked to Mr. Bucci about an earlier start time for construction noise. That request will go before the Town Council, but has not yet been acted upon.

Mr. Ericson stated that there was a problem with some construction materials left behind on the Walmart site. The cost of removal will be about \$1000. The town is waiting for a response from Mr. Bucci. There was also a complaint from a Woonsocket resident 2500 feet away about rising water in her yard since the end of October 2011. PARE Engineering looked into the situation and stated that it is most likely due to clear cutting by National Grid. DiPrete Engineering is also

looking into it.

4. Capital Budgets: Review of department requests for FY2012-13 and beyond with possible vote or other action

Mr. Biliouris rejoined the Board for the remainder of the meeting.

Mr. Ericson gave a brief introduction to the capital budget requests, stating that for the past few years, the Board has reviewed the requests but passed them on to the Budget Committee with no additional comments. One problem with the capital budget process is that the requests rarely get funded, so departments are unable to get quotes for the items requested. This results in a lack of information contained in many departments' requests.

The Board had each department's request document to review prior to the meeting. They discussed the items requested by the EMA, Highway Department, Parks and Recreation, Police Department, and Town Hall.

Dr. Benoit stated that he would like specific information on what road improvements have been made in the past few years, as well as a list of those roads to be worked on in the future. He would like information on the exact improvements made (reconstruction, overlay, topcoat, crack seals, etc.). He stated that he has been asking for this information for years and has not gotten any response. Mr.

Ericson stated that Bobbi Moneghan will be working on putting this information into the GIS and setting up a program to identify what has been done and how it has held up. This information will eventually be tied to a work order system for road repairs on an incident level. He added that the town really needs to have an engineer on staff to make decisions on what needs to be done.

Mr. Naylor made a motion to state that the Planning Board finds many of the items in the Capital Budget requests too broad and that without adequate detail on the requests, the Board is unable to provide feedback. Mr. Bassett seconded the motion, with all in favor.

Mr. Biliouris made a motion to request members of the departments making Capital Budget requests to come before the Board to provide justification of the requests made. Mr. Simone seconded the motion, with all in favor.

The Board discussed the requested vacuum truck for catch basin cleaning. They agreed that it is more cost effective to make the investment in a vacuum truck that requires one operator, rather than repair the 1988 clamshell truck that requires two operators.

Mr. Bassett made a motion that the Planning Board particularly wants to emphasize the need for an appropriate vacuum truck for catch basin cleaning. They also request a sequence for improving town roads for the next 5-10 years and a list enumerating the list of roads

repaired in the past 5-8 years. The Board is unable to make decisions without project details with respect to drainage and street overlay, as well as decisions on items such as building, plumbing, desktop computers, and police cruisers without more information. Mr. Biliouris seconded the motion, with all in favor.

5. Training session: Introduction to avoiding mistakes in land use decisions

Mr. Ericson held a brief training session for the new members of the Board. First, he stated that the Board should follow the advice of the Town Solicitor to avoid potential litigation. The other topics covered were constructive approval, variance and waivers, specifying conditions on plans before final approval, final approval procedures, surety, recusal procedures, and demeanor of the Board.

6. Planning Update: Review of current events

Mr. Ericson informed the Board that construction has begun on Marshfield Commons. He also asked for feedback on the new bicycle map that the Planning Department has developed. He gave an update on the flooding at North Smithfield Commons (408 Eddie Dowling Hwy). The problem was due to poor maintenance on the drainage system. It has been pumped out and the system will be maintained. Finally, Mr. Ericson stated that the town's Zoning Maps will be available electronically if any members of the Board would like to

receive a copy. They decided to distribute the maps on CDs for each Board member.

Mr. Biliouris made a motion to adjourn at 8:37 pm. Mr. Bassett seconded the motion, with all in favor.

Submitted by Angela Pugliese (2/11/12)